

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

CORNELIA MARTINEZ, an  
individual; ANA VELASQUEZ, an  
individual; HILDA DERAS, an  
individual; CARMEN CASTRO, an  
individual; GLORIA MORALES, an  
individual, and SAJE, a 501(c)(3)  
non-profit organization,

Plaintiffs,

v.

OPTIMUS PROPERTIES, LLC, a  
California limited liability company;  
OPTIMUS PROPERTY  
MANAGEMENT, LLC, a California  
limited liability company;  
ROXBURY VENTURES, LLC, a  
California limited liability company;  
MAGNOLIA AVENUE  
PROPERTIES, LLC, a California  
limited liability company; and  
JEROME MICKELSON, an  
individual,

Defendants.

CASE NO.: 2:17-cv-03581-SVW-MRW

**ORDER RE: DISMISSAL WITH  
PREJUDICE**

Judge: Hon. Stephen V. Wilson

Courtroom: 10A

1 PEDRO RAMOS, an individual; and  
2 NICOLAS GREGORIO, an  
individual;

3 Plaintiffs,

4 v.

5 OPTIMUS PROPERTIES, LLC, a  
California limited liability company;  
6 OPTIMUS PROPERTY  
MANAGEMENT, LLC, a California  
7 limited liability company;  
8 ROXBURY VENTURES, LLC, a  
California limited liability company;  
9 SOUTH NORMANDIE  
PROPERTIES, LLC, a California  
limited liability company; and  
10 JEROME MICKELSON, an  
individual,

11 Defendants.

CASE NO.: 2:17-cv-03582-SVW-MRW

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13 CARLOS ESCAMILLA, an  
individual; POLONIA  
14 HERNANDEZ, an individual; and  
SAJE, a 501(c)(3) non-profit  
organization,

15 Plaintiffs,

16 v.

17 OPTIMUS PROPERTIES, LLC, a  
California limited liability company;  
18 OPTIMUS PROPERTY  
MANAGEMENT, LLC, a California  
19 limited liability company;  
20 ROXBURY VENTURES, LLC, a  
California limited liability company;  
21 SOUTH KENMORE PROPERTIES,  
LLC, a California limited liability  
company; and JEROME  
22 MICKELSON, an individual,

23 Defendants.

CASE NO.: 2:17-cv-03583-SVW-MRW

1 DEMETRIUS ALLEN, an  
2 individual; and MICHAEL  
PRUDHOMME, an individual,

3 Plaintiffs,

4 v.

5 OPTIMUS PROPERTIES, LLC, a  
California limited liability company;  
6 OPTIMUS PROPERTY  
MANAGEMENT, LLC, a California  
7 limited liability company;  
ROXBURY VENTURES, LLC, a  
8 California limited liability company;  
NORMANDIE LINDEN, LLC, a  
9 California limited liability company;  
and JEROME MICKELSON, an  
individual,

10 Defendants.  
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CASE NO.: 2:17-cv-03584-SVW-MRW

13 ARTHUR RIVERA, an individual;  
JAMARCUS REYNOLDS, an  
14 individual; and STEP UP ON  
SECOND STREET, INC., a  
15 501(c)(3) non-profit organization,

16 Plaintiffs,

17 v.

18 OPTIMUS PROPERTIES, LLC, a  
California limited liability company;  
19 OPTIMUS PROPERTY  
MANAGEMENT, LLC, a California  
20 limited liability company;  
ROXBURY VENTURES, LLC, a  
21 California limited liability company;  
MARIPOSA/8TH STREET  
22 PROPERTIES, LLC, a California  
limited liability company; and  
JEROME MICKELSON, an  
individual,

23 Defendants.  
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CASE NO.: 2:17-cv-03585-SVW-MRW

1 PEDRO GUERRERO, an individual;  
2 and SAJE, a 501(c)(3) non-profit  
organization,

3 Plaintiffs,

4 v.

5 OPTIMUS PROPERTIES, LLC, a  
California limited liability company;  
6 OPTIMUS PROPERTY  
MANAGEMENT, LLC, a California  
7 limited liability company;  
8 ROXBURY VENTURES, LLC, a  
California limited liability company;  
9 MKM WESTWOOD, LLC, a  
California limited liability company;  
10 and JEROME MICKELSON, an  
individual,


11 Defendants.  
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CASE NO.: 2:17-cv-03586-SVW-MRW

1 After full consideration of the parties' Joint Stipulation re: Dismissal With  
2 Prejudice with the Court to Retain Jurisdiction to Enforce the Settlement Agreement,  
3 this Court hereby ORDERS the dismissal **with prejudice** of Defendants Optimus  
4 Properties, LLC; Optimus Property Management, LLC; Roxbury Ventures, LLC;  
5 Magnolia Avenue Properties, LLC; South Normandie Properties, LLC; South  
6 Kenmore Properties, LLC; Normandie Linden, LLC; Mariposa/8th Street Properties,  
7 LLC; MKM Westwood, LLC; and Jerome Mickelson from *Martinez, et al. v.*  
8 *Optimus Properties, LLC, et al.*, Case No. 2:17-cv-03581 (1423 S. Magnolia);  
9 *Ramos, et al. v. Optimus Properties, LLC, et al.*, Case No. 2:17-cv-03582 (756 S.  
10 Normandie); *Escamilla, et al. v. Optimus Properties, LLC, et al.*, Case No. 2:17-cv-  
11 03583 (250 S. Kenmore); *Allen, et al. v. Optimus Properties, LLC, et al.*, Case No.  
12 2:17-cv-03584 (837 S. Normandie); *Rivera, et al. v. Optimus Properties, LLC, et al.*,  
13 Case No. 2:17-cv-03585 (238 S. Mariposa); and *Guerrero, et al. v. Optimus*  
14 *Properties, LLC, et al.*, Case No. 2:17-cv-03586 (401 S. Kenmore). The Court shall  
15 retain jurisdiction for the duration of the settlement term for the purpose of enforcing  
16 and modifying the parties' settlement agreement, which will be overseen by the  
17 Honorable Suzanne H. Segal.

18 **IT IS SO ORDERED.**

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20 DATED: October 18, 2018

  
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Stephen V. Wilson  
UNITED STATES DISTRICT JUDGE